

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

205 Bastings Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,060,000

### Median sale price

Median price \$1,585,000 Property Type House Suburb Northcote

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18e Swift St THORNBURY 3071	\$1,083,000	06/05/2023
2	3/260 Rathmines St FAIRFIELD 3078	\$1,005,000	04/05/2023
3	4/84 Helen St NORTHCOTE 3070	\$980,000	04/03/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/08/2023 11:24

**Indicative Selling Price**

\$970,000 - \$1,060,000

**Median House Price**

June quarter 2023: \$1,585,000



3   2   2

**Property Type:** House (Res)

**Land Size:** 192 sqm approx

Agent Comments

## Comparable Properties



**18e Swift St THORBURY 3071 (REI/VG)**

Agent Comments

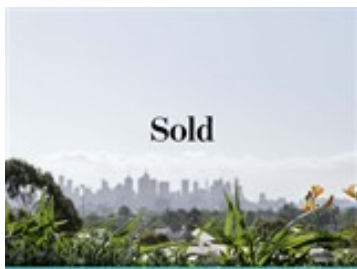
3   2   2

**Price:** \$1,083,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Townhouse (Res)



**3/260 Rathmines St FAIRFIELD 3078 (REI)**

Agent Comments

3   1   1

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** Townhouse (Single)



**4/84 Helen St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300